



DATE: April 23, 2014

AGENDA ITEM # 3

AGENDA REPORT

TO: Bicycle and Pedestrian Advisory Commission

FROM: Sean K. Gallegos, Assistant Planner

SUBJECT: Mixed-Use Building – 897 San Antonio Road

RECOMMENDATION:

Review Design Review application 13-D-16 and Use Permit application 13-UP-04

BACKGROUND

As directed by the City Council, the Bicycle and Pedestrian Advisory Commission provides advisory recommendations on development projects that require a transportation review. The Bicycle and Pedestrian Advisory Commission provides recommendations on a project's bicycle and pedestrian elements to the Planning and Transportation Commission and City Council.

The City does not have a bicycle parking ordinance, but does use the VTA Bicycle Technical Guidelines as a recommended bicycle parking guideline. For day care facilities (similar use to a preschool), VTA recommends one Class I per 30 employees and one Class II per 75 children. A Class I space is defined as one that protects the entire bicycle and its components from theft, vandalism or inclement weather and is appropriate for long-term parking (two hours to all day). A Class II space is defined as a rack to which the frame and at least one wheel can be secured with a user provided U-lock or padlock and cable and is appropriate for short-term parking (less than two hours).

DISCUSSION

This is a Commercial Design Review and Conditional Use permit application for a new two-story, 12,834-square-foot, mixed-use building with four residential dwelling units and two office units at 897 San Antonio Road. The existing site is a vacant lot (former gas station). The project site is zoned Commercial Neighborhood (CN), which allow for the development of mixed-uses with a conditional use permit. The site is located on the corner of North San Antonio Road and Sherwood Avenue.

The main entrances to the two office condominium units and the lobby for four residential are directly off of North San Antonio Road. The proposed mixed-use building is served by with nine covered parking spaces and six surface uncovered parking spaces. A safe pedestrian and bicycle environment is provided with an internal walkway that separates pedestrians/bicyclists from the parking area and connects the building to the sidewalk on North San Antonio Road and Sherwood

Avenue. The parking area would be accessible via a driveway on the public alley. Since the driveway is located along an alley and approximately 20 feet from Sherwood Avenue and 120 feet from the intersection with North San Antonio Road and Sherwood Avenue, there will not be sight visibility issues. The property's vegetation meets the City's intersection sight-visibility triangle requirements.

As recommended by the VTA guidelines, the project should provide five bicycle parking spaces (three Class I and two Class II). The project meets this guideline by providing three Class I bicycle lockers and two Class II bicycle racks in the covered parking area.

The sidewalk along North San Antonio Road would be ten feet wide with tree wells located at the back of sidewalk (six-foot sidewalk width at the tree wells). This is consistent with the sidewalk and street tree pattern along San Antonio Road.

The sidewalk along Sherwood Avenue would be four feet wide with three feet wide planting and tree wells located at the back of sidewalk. Sherwood Avenue does not have an established sidewalk and street tree pattern.

The subject site is located within the Sherwood Gateway Specific Plan area, and the plan recommends improving the appearance of the area through landscape design and pedestrian amenities by providing enhanced crosswalks at the corner of North San Antonio Road and Sherwood Avenue. The proposal incorporates an enhanced pedestrian crosswalk for the corner of North San Antonio Road and Sherwood Avenue. In order to ensure the crosswalk design enhances pedestrian safety and contributes to an enhanced streetscape, staff requests comments regarding the proposed design, placement and material chosen for the crosswalk.

ENVIRONMENTAL REVIEW

This project, which meets the definition for an infill project, may qualify for a categorical exemption under Section 15332 of the California Environmental Quality Act. A complete environmental analysis will be conducted prior to review by the Planning and Transportation Commission.

Attachments: Site Plan

Cc: Carney Construction Consulting, Inc., Applicant
 Jennifer Mastro AIA, Architect
 Thomas E Sinkiewicz, Owner
 Tim Cronin, Project Manager